



## AGENDA

**BRYAN PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, MARCH 1, 2007  
AT 6:00 P.M.  
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING  
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

- 1. CALL TO ORDER**
- 2. HEAR CITIZENS**
- 3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST**
- 4. CONSENT AGENDA (Items may be removed at the request of two Commission members.)**
  - A. Approval of minutes from the [workshop](#) and [regular](#) meeting on February 1, 2007.**
  - B. CONSIDERATION – Final Plat [FP07-04](#)** **M. Zimmermann**  
*Proposed final plat of Tiffany Park Subdivision – Phases 13 thru 15, consisting of 19.141 acres of land located between Brockhampton Drive and Park Hampton Drive in Bryan, Brazos County, Texas.*
  - C. CONSIDERATION – Master Plan [MP05-07](#)** **M. Zimmermann**  
*Proposed amended master preliminary plan of Riverstone Subdivision, consisting of 75.79 acres of land adjoining the northwest side of F.M. 1179 between Oak Forest and Copperfield Drives in the extraterritorial jurisdiction (ETJ) of Bryan, Brazos County, Texas.*
  - D. CONSIDERATION – Final Plat [FP06-18](#)** **M. Zimmermann**  
*Proposed final plat of Riverstone Subdivision, consisting of 75.79 acres of land adjoining the northwest side of F.M. 1179 between Oak Forest and Copperfield Drives in the extraterritorial jurisdiction (ETJ) of Bryan, Brazos County, Texas.*
  - E. CONSIDERATION – Master Plan [MP07-01](#)** **M. Zimmermann**  
*Proposed revised master plan of Stone Creek Farms Subdivision, consisting of 252.128 acres of land adjoining the southeast side of F.M. 1179 between Planters Loop and Easterling Drive in the extraterritorial jurisdiction (ETJ) of Bryan, Brazos County, Texas.*

**REQUEST FOR APPROVAL OF CONDITIONAL USE PERMIT (Commission has final approval on the Conditional Use Permit; appeals may be directed to City Council.)**

- 5. PUBLIC HEARING/CONSIDERATION – Conditional Use Permit [CU07-01](#) J. Fulgham**  
*A request for conditional use permit to allow an Office-showroom/warehouse use in a Retail (C-2) District, specifically at 3125 South Texas Avenue, Suite 1700 of the Tejas Center, Lot 1 of the Tejas Center Subdivision in Bryan, Brazos County, Texas.*

**REQUEST FOR APPROVAL OF VARIANCE (Commission has final approval; appeals may be directed to City Council.)**

- 6. PUBLIC HEARING/CONSIDERATION – Planning Variance [PV07-08](#) J. Dean**  
*A request to allow head in parking on South Texas Avenue for Lot 2, Block 1 of the North Oakwood Subdivision, located at 3828 South Texas Avenue in Bryan, Brazos County, Texas.*

**REQUESTS FOR APPROVAL OF REZONING (Commission makes recommendation; City Council has final approval.)**

- 7. PUBLIC HEARING/CONSIDERATION – Rezoning [RZ07-12](#) R. Haynes**  
*A request to change the zoning classification from RD-7 (Residential District – 7000) to R-NC (Residential Neighborhood Conservation) District on 134 lots in the Culpepper Manor Subdivision – Phase 2, located around and along Wayside Drive, Burton Drive and Morris Lane between Ethel Drive and East Villa Maria Road in Bryan, Brazos County, Texas.*
- 8. PUBLIC HEARING/CONSIDERATION – Rezoning [RZ07-13](#) R. Haynes**  
*A request to change the zoning classification from RD-7 (Residential District – 7000) to R-NC (Residential Neighborhood Conservation) District on 30 lots in Lester's Windover Place – Phase 2, located around and along Oxford Drive between Bristol Street and Kent Street in Bryan, Brazos County, Texas.*
- 9. PUBLIC HEARING/CONSIDERATION – Rezoning [RZ07-14](#) R. Haynes**  
*A request to change the zoning classification from A-O (Agricultural-Open) District to C-2 (Retail District) on a 0.670 acre tract of land adjoining the south side of Boonville Road in the John Austin League, A-2, in Bryan, Brazos County, Texas.*

**10. COMMISSION CONCERNS**

**11. ADJOURN**

**FOR INFORMATION ON TDD, SIGN LANGUAGE INTERPRETATION, OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT [\(979\) 209-5120](#) AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING.**